

Application Number:	2018/0253	Application Type:	Full
Proposal:	Replacement of existing garage with flat-roofed pre-fabricated concrete garage	Location:	Garage Court Lower Clowes Road Rawtenstall
Report of:	Planning Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	19 June 2018
Applicant:	Mr G Gibson	Determination Expiry Date:	11 July 2018
Agent:			

Contact Officer:	Neil Birtles	Telephone:	01706-238645
Email:	planning@rossendalebc.gov.uk		

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	
Other (please state):	Council owned land

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That permission be granted subject to the conditions at the end of this report.

APPLICATION DETAILS

2. SITE

The Applicant resides at 5 Lower Clowes Road, a terraced dwelling sited 160m to the east of Bury Road (C701). He makes use of a timber garage, with a pitched-roof, on Plot 3 of the Council-

owned Garage Court situated to the north side of this un-adopted highway, approximately 80m from the main road.

The Garage Court contains half a dozen garage plots. The applicant's garage is the oldest on the site, the plots to each side of it occupied by prefabricated concrete-panel garages with flat-roofs and pebble-dashed sides, their up-and-over doors setback 3m from the highway. The land to the rear of the garages rises quite steeply and is occupied by mature trees (none of which have the protection of a TPO. The path which runs to the side of Plot 3 from Lower Clowes Road into the woodland is not a designated Public Footpath.

To the opposite side of Lower Clowes Road is a stone wall, beyond which the land slopes down to a reservoir.

This area lies within the Urban Boundary of Rawtenstall. The woodland to the rear of the row of garages designated as Greenlands.

3. RELEVANT PLANNING HISTORY

2015/0253 Demolition of existing garage and erection of new garage - Plot 5
Permitted by Committee at its meeting on 03/11/15.

The resulting flat-roofed garage measures 3.1m wide x 5.5m long x 2.25m in height, with an 'up and over' metal door, walls of pebble-dashed concrete panels and roof of corrugated metal-sheeting.

4. PROPOSAL

The applicant proposes to replace the existing garage on Plot 3 with a garage matching the dimensions, design and facing materials of the garage erected on plot 5 as a result of Planning Permission 2015/0353.

5. POLICY CONTEXT

National

National Planning Policy Framework

Section 7 Requiring good design.

Section 11 Conserving and Enhancing the Natural Environment

Development Plan Policies

Rossendale Core Strategy (2011)

AVP4 Area Vision for Rawtenstall, Crawshawbooth, Goodshaw and Loveclough

Policy 1 General Development Locations and Principles

Policy 8 Transport

Policy 17 Rossendale's Green Infrastructure

Policy 18 Biodiversity, Geodiversity and Landscape Conservation

Policy 23 Promoting High Quality Design & Spaces

Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

Consultee	Comment
RBC Economic Development	No comments

7. REPRESENTATIONS

To accord with the General Development Procedure Order neighbours were sent letters and a site notice was posted.

No comments have been received.

8. ASSESSMENT

The main considerations of the application are:

- 1) Principle; 2) Visual Amenity; 3) Neighbour Amenity; and 4) Access/Parking

Principle

The garage court is within the Urban Boundary of Rawtenstall. As the proposed garage is to have a level/siting/size broadly the same as the garage it replaces it will not adversely affect any trees within the Greenlands to the rear.

Accordingly, the proposal is considered to be acceptable in principle.

Visual Amenity

The proposed garage will be visible to the public from Lower Clowes Road and the footpath to the side that ascends into the woodland to the rear. However, the garage is to have the same setback from the highway and be of the same dimensions/design/facing materials as the garage to each side.

It is considered that the proposed development would have an acceptable visual impact.

Neighbour Amenity

The proposed garage will be sited 13m from the gable of the nearest neighbouring dwelling, with 2 other garages on the garage court separating them. It is not considered that the proposed garage will have any significant impact on the amenities of any neighbours.

Accordingly, the scheme is considered acceptable in terms of neighbour amenity.

Access/Parking

The proposed garage will again provide the resident of a nearby residential property with the facility to park a vehicle clear of the highway. As such, the proposal is considered acceptable in terms of access / parking.

9. SUMMARY REASON FOR APPROVAL

The erection of a replacement garage on a garage court within the Urban Boundary is acceptable in principle. The proposed garage will not cause harm to the Greenlands to the rear of the site or to visual amenity, neighbour amenity or highway safety. The development is therefore considered to accord with the National Planning Policy Framework and Policies AVP1 / 1 / 8 / 17 / 18 / 23 / 24 of the Council's adopted Core Strategy DPD (2011).

10. CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following unless otherwise required by the conditions below.

Title	Drawing No.	Date Received
Location Plan	-	16 / 05 / 18
Proposed Plan & Elevations	K18x10-2	16 / 05 / 18

Reason: To define the permission and in the interests of the proper development of the site.

3. The garage hereby permitted shall be constructed with the same floor level and setback from Lower Clowes Road as the garage to be demolished, and shall be constructed with the facing materials detailed on approved drawing No. K18x10-2.
Reason: In the interests of visual amenity and highway safety.

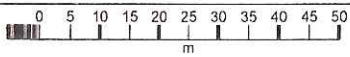
11. INFORMATIVES

1. The Local Planning Authority has a Core Strategy (adopted in November 2011) and a series of Supplementary Planning Documents, which can be viewed at:

http://www.rossendale.gov.uk/downloads/download/331/core_strategy_local_plan_part_1_adopted

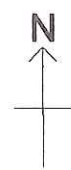
The Council operates a pre-application planning advice service. All applicants are encouraged to engage with the Local Planning Authority at the pre-application stage. In this case the applicant did not engage in pre-application discussions.

The Local Planning Authority has considered the application and where necessary considered either the imposition of planning conditions and/or sought reasonable amendments to the application in order to deliver a sustainable form of development in accordance with the National Planning Policy Framework and the local planning policy context.



Garages
Lower Clowes Road
Rossendale
BB4 6EN

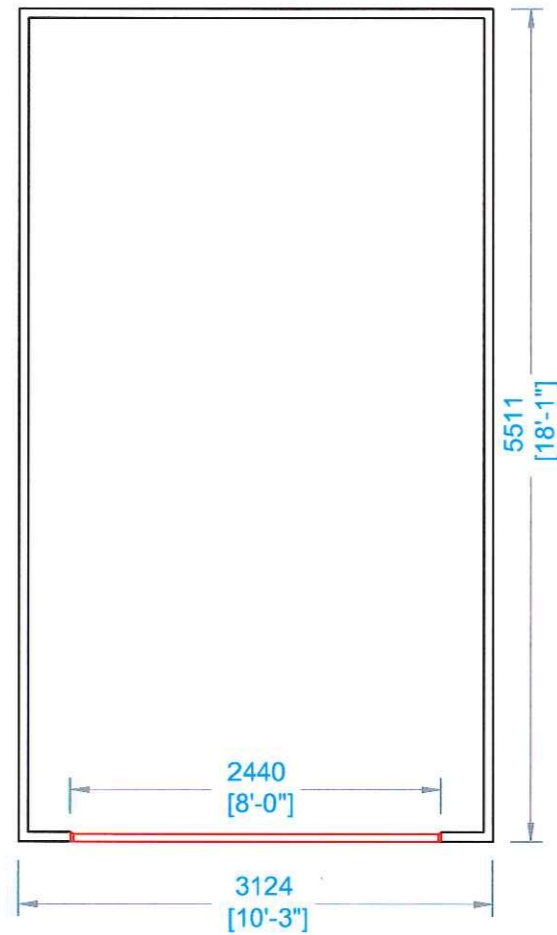
OS MasterMap 1250/2500/10000 scale
10 August 2015, ID: MDP-00453952
www.malcolmhughes.co.uk
1:1250 scale print at A4, Centre: 380455 E, 421812 N
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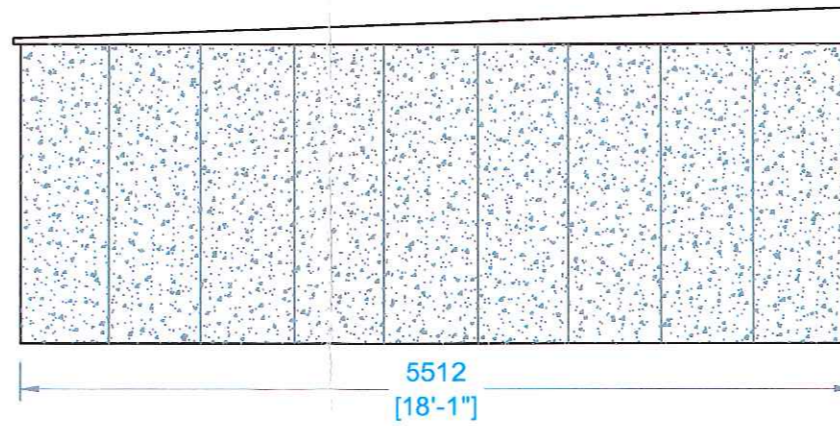
MALCOLM HUGHES
LAND SURVEYORS
Chartered Land Surveyors

Tel: 0161 926 0650

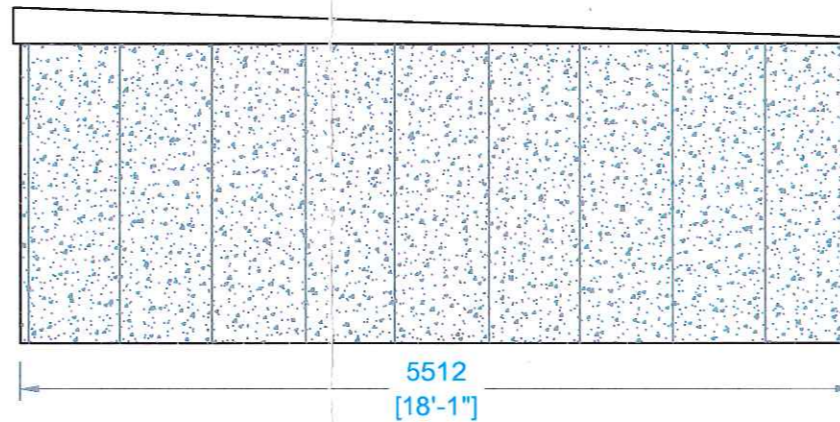
PLAN



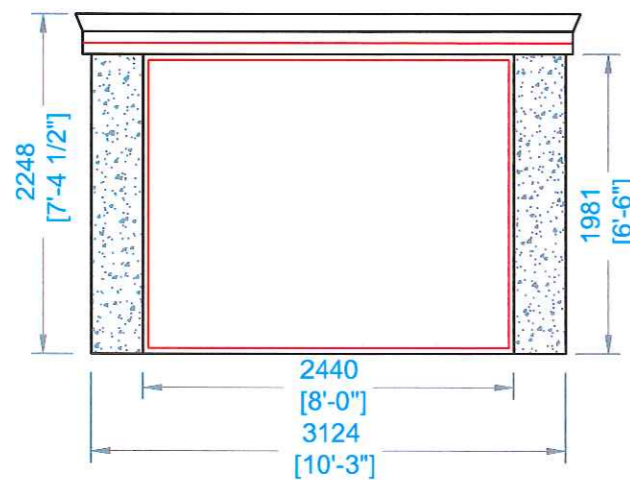
LH ELEVATION



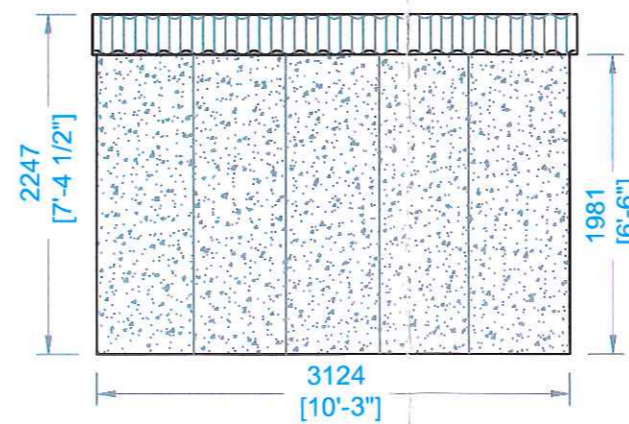
RH ELEVATION



FRONT ELEVATION



REAR ELEVATION



BUILDING SPECIFICATION

STYLE:	Knight	
ROOF TYPE:	Standard	
LENGTH:	5512mm	[18'-1"]
WIDTH:	3124mm	[10'-3"]
EAVES HEIGHT:	1981mm	[6'-6"]
RIDGE HEIGHT:	2248mm	[7'-4.5"]

CONCRETE PANELS

To be reinforced with 6mm bars & connected with 3no 6mm galv. steel bolts. Designed for 25N/mm² at 28 days.

HEIGHT:	1981mm	[6'-6"]
THICKNESS:	62mm	[2 1/2"]
FINISH: LEFT:	Multispar	
REAR:	Multispar	

EXTERNAL WALLS

FINISH: FRONT:	Multispar	
RIGHT:	Multispar	

ROOF COVERING

Supported by trusses at 1.83m centers fixed to panels

COLOUR:	Grey	
PROFILE:	3" Corrugated	
MATERIAL:	Galvanised Steel	

FASCIAS / WALL BUILD-UP

MATERIAL:	Timber	
DEPTH:	50 mm	[]

GARAGE DOOR [1]

STYLE:	Vertical	
COLOUR:	White	
FINISH:	Plastisol Coated Steel	
WIDTH:	2438mm	[8'-0"]
HEIGHT:	1981mm	[6'-6"]
TYPE:	Up & Over	

WINDOWS [0]

STYLE:		
COLOUR:		
FINISH:		
WIDTH:	[]	[]
HEIGHT:	[]	[]
LOCATIONS:		

PERSONNEL DOOR [0]

STYLE:		
COLOUR:		
FINISH:		
WIDTH:	[]	[]
HEIGHT:	[]	[]
LOCATION:		

2018 / 0253

Rev	Date	Revision

PROJECT:
**Proposed Garage
 5 Lower Clowes
 Townsend Fold
 Rawtenstall, BB4 6EN**

CUSTOMER / CLIENT:
 Mr Gibson

DRAWING:
 Plan, Elevations

HANSON
 GARAGES

Warren Road, Green Lane Industrial Park, Featherstone,
 West Yorkshire WF7 6EL

Tel: 01977 695111 Fax: 01977 695151

E-Mail: sales@hansongarages.co.uk
 Web: www.hansongarages.co.uk

SCALE: A3@1:50	DATE: 30.07.15	DRAWN: S.J.A.	DWG NO: K18x10-2	REV -
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SCALE 1:50